



**Zoning Board of Appeals Agenda**  
**Tuesday, March 15, 2022**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**via video conference on Cisco Webex**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7423**

The Mayor has determined that an in-person meeting is not practical or prudent because of the COVID-19 pandemic. Since the board will not be physically present but want to hear all comments on each item, the following procedure will be in place:

**Interested Parties for ZBA:**

- Written public comments can be submitted through 5:00 pm, March 15, 2022.
  - Please submit written comments via email to [Leisha.Kury@rockfordil.gov](mailto:Leisha.Kury@rockfordil.gov).
  - Comments can also be hand delivered to City Hall at the Permit Center located on the first floor at 425 East State Street. Envelopes must be addressed to Scott Capovilla, Planning & Zoning Manager, Dept. of Community & Economic Development.
- Meeting will be live streamed via this link:  
<https://rockfordil.webex.com/rockfordil/j.php?MTID=m2ba0946f466c7911a45ffc3c4b84d4f8>

**ZBA 060-21**

Applicant  
Ward 11

**2308 20th Avenue**

Gidion Solanki

**Special Use Permit** for outdoor storage of a shipping container in an I-1, Light Industrial Zoning District  
**Laid over from January & February**

**ZBA 004-22**

Applicant  
Ward 14

**5075 28<sup>th</sup> Avenue**

Richard Webster for Home City Ice

**Variation** to eliminate the four (4) foot open green space along the west side of the property, a **Variation** to eliminate interior landscape island and foundation landscaping as shown on submitted landscape plan, a **Variation** to reduce the required 11 shade trees to four (4) shade trees and a **Variation** to eliminate the required frontage landscape units in an I-1, Light Industrial Zoning District  
**Laid over from February**

**ZBA 006-22**

Applicant  
Ward 12

**905 West Riverside Boulevard**

Victor Ballesteros

**Special Use Permit** for used car sales in a C-2, Limited Commercial Zoning District

**ZBA 007-22**

Applicant  
Ward 12

**312, 318, 330, 3XX, and 340 Spring Creek Road**

Daniel Saavedra/Saavedra Group Architects for Anderson Japanese Gardens

**Modification of Special Use Permit #093-94** to allow a new 30' x 25' detached garage in the front yard setback along Stoneridge Drive, a new 20' x 30' Bridal Suite/Multi-purpose building with an exterior deck, and a parking lot expansion to the north side of the existing parking lot for 42 parking stalls, a

**Variation** to reduce the required front yard setback from 30 feet to 20 feet along Stoneridge Drive for a 30' x 25' detached garage, a **Variation** to eliminate the required landscaping for the parking lot expansion, and a **Variation** to eliminate the required landscaping islands for the parking lot expansion in a R-1, Single-family Residential Zoning District

**ZBA 008-22**

Applicant

Ward 1

**7143 East State Street**

Stratford Sign Sales for Planet Fitness

**Variation** to increase the maximum permitted business wall signs from two (2) wall signs to four (4) wall signs in a C-2, Limited Commercial Zoning District

**ZBA MEETING FORMAT & PROCESS**

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, March 28, 2022 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, April 4, 2022**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.